



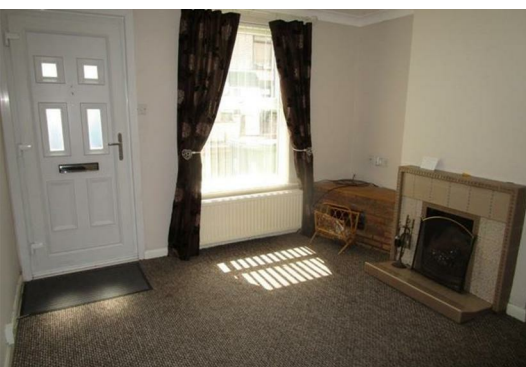
## 44 Trafalgar Road West

Gorleston, Great Yarmouth, NR31 8BS

£775 PCM



Aldreds Lettings are delighted to offer this well presented two double bedroom house situated close to local shops and within easy reach of the town centre. The accommodation comprises of a living room, separate dining room, modern kitchen, two double bedrooms and bathroom. Double glazing, gas central heating, private garden, on street parking, Council Tax Band A, UNFURNISHED



### Living Room

Front aspect window, feature fireplace, TV point, radiator.

### Dining Room

Separate dining room, rear aspect window, built in storage cupboard, radiator.

### Kitchen

Modern kitchen with ample storage and work surface. Appliances include electric cooker and cooker hood. Space and plumbing for additional appliances.

Door to garden.

### Bedroom 1

Double bedroom, front aspect window, built in wardrobe, Radiator.

### Bedroom 2

Double bedroom, rear aspect window, radiator. Door to bathroom.

### Bathroom

White suite comprising bath, WC and wash basin. Radiator and frosted window.

### Garden

Private rear garden, mainly laid to lawn.

### Parking

On street parking.

### Additional Information

#### RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

#### TENANCY

6 Months Assured Shorthold.

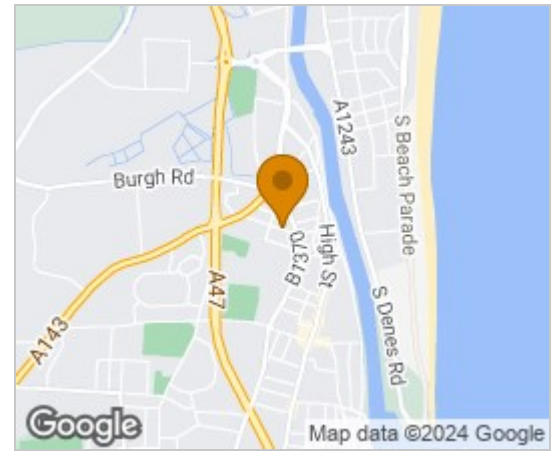
#### TERMS

NO SMOKING / PET CONSIDERED

### ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

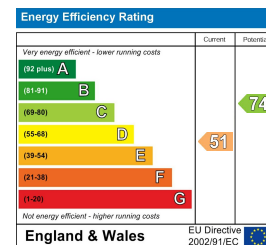
### Area Map



### Floor Plans



### Energy Efficiency Graph



#### Disclaimer

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